043.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,400 / 828,400
					USE VALUE:	828,400 / 828,400
					ASSESSED:	828,400 / 828,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120	-122	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORELLI MARC & LEAH- #120
Owner 2:	ALLYN SARAH ETAL- #122
Owner 3:	
Street 1:	120-122 PALMER ST
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAHILLANE TRAOLACH -
Owner 2:	-
Street 1:	131 SUMMER ST
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2140 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	373,600		454,800	828,400
Total Card	0.114	373,600		454,800	828,400
Total Parcel	0.114	373,600		454,800	828,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.10 | /Parcel: 387.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 30308
GIS Ref:
GIS Ref:
Insp Date: 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	373,900	0	4,950.	454,800	828,700	828,700	Year End Roll	12/18/2019
2019	104	FV	291,800	0	4,950.	483,200	775,000	775,000	Year End Roll	1/3/2019
2018	104	FV	291,800	0	4,950.	352,500	644,300	644,300	Year End Roll	12/20/2017
2017	104	FV	274,000	0	4,950.	307,000	581,000	581,000	Year End Roll	1/3/2017
2016	104	FV	274,000	0	4,950.	261,500	535,500	535,500	Year End	1/4/2016
2015	104	FV	244,700	0	4,950.	255,800	500,500	500,500	Year End Roll	12/11/2014
2014	104	FV	244,700	0	4,950.	210,300	455,000	455,000	Year End Roll	12/16/2013
2013	104	FV	254,400	0	4,950.	200,100	454,500	454,500		12/13/2012

!3662!

PRINT

Date	Time
12/10/20	18:51:19

LAST REV

Date	Time
09/08/20	12:19:33

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3662

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILLANE TRAOL	72584-216	1	5/10/2019		920,000	No	No		
HATZICONSTANI S	72254-401	1	2/22/2019	Change>Sale	760,000	No	No		
	12765-558		3/5/1975		49,000	No	No		George Hatziconstani dod 1/4/2019

USER DEFINED

Prior Id # 1:	30308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2019	1024	Inter Fi	150,000	O				
7/9/2019	1025	Inter Fi	150,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	BS	Barbara S
1/8/2009	Meas/Inspect	345	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14065421
Const Adj.:	0.97023690
Adj $ / SQ:	188.140
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580105
Depreciation:	206518
Depreciated Total:	373588

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1

Totals		
2	10	4

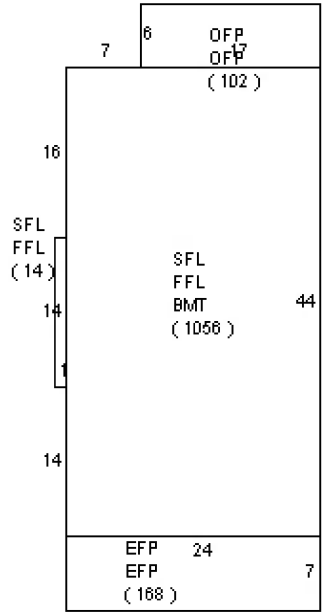
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.14
Special Features:	0	Val/Su Net:	100.00
Final Total:	373600	Val/Su SzAd	174.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,070	188.140	201,310
SFL	Second Floor	1,070	188.140	201,310
BMT	Basement	1,056	56.440	59,603
EFP	Enclos Porch	336	34.280	11,517
OFP	Open Porch	204	23.860	4,867

Net Sketched Area:	3,736			Total:	478,607
Size Ad	2140	Gross Are	3736	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	